

## MARKET FOR HOUSES

Good Demand for Dwelling and Apartment Structures.

## SALES IN FIFTH AVENUE

Well Known Speculators Buy Large Uptown Sites for Immediate Improvement.

Many millions have been paid in the last few weeks for new uptown apartment houses, and also for dwelling houses in the Fifth Avenue and some other residential districts of the greater city.

Speculative builders have also been active in that period in buying sites in the West Side, in Park Avenue north of 80th street, and on Washington Heights for immediate improvement with large apartment houses.

The number of sales of Fifth Avenue dwelling houses and of apartment houses or sites on which apartment houses will be formed a leading feature of the realty business transacted last week.

Judging from the present demands for dwelling houses in the best sections, such properties ought to be much more valuable in the near future.

It should be borne in mind, however, that it is not the houses themselves that increase in value, but the sites which they occupy.

The rush of retail business up Fifth Avenue and into the cross street branches in the last few years has made many well known persons desert their old homes and seek more northerly residential places.

For the present most of them have selected apartment houses as their new homes, but it is a certainty that many will later shoulder the burdens which accompany home building and that their permanent new home will be a commodious dwelling shaped to their desires in the upper Fifth Avenue district.

All these facts have helped to enhance values in the upper Fifth Avenue district and to create a wider market for houses in that section.

The sales in the upper Fifth Avenue zone last week brought about a change in ownership to the dwelling houses at the south corner of 62d street and Fifth Avenue, which was owned by Princess del Drago, and to the premises No. 554 Fifth Avenue, between 66th and 67th streets, which was held by its former owner, R. Livingston Beckman, at \$800,000.

Robert E. Dowling bought for his personal account the Del Drago house, and George Grant Mason, who inherited a large part of the estate of J. Henry Smith, purchased the Beckman house through Henry D. Winans & May, Worthington Whitehouse represented the seller.

Occupies a Big Plot.

The Beckman house is five stories high and covers a plot 92x120 feet.

The adjoining house, No. 553, formerly the residence of Mrs. George W. Kild, was sold last July at about \$500,000 to Mrs. Henry O. Havemeyer, who owns the remainder of the block south to 66th street.

Adjoining the Beckman house on the north is the residence of Simon Borg, and next to that, at the 67th street corner, is the property formerly owned by the estate of H. O. Armour, which was sold in February, 1910, by Henry D. Winans & May to Elbert H. Gary, who is erecting there one of the finest corner houses on Fifth Avenue, from designs by C. P. H. Gilbert. On the corner opposite the Gary property is the new home of George Gould.

The Drago house is five stories and is on a lot with a frontage of 35 feet on the

avenue and a depth of 100 feet. It is of French style of architecture and one of the most conspicuous dwelling houses on the avenue, facing Central Park.

The Princess del Drago is the widow of August Schmidt, from whom she inherited principal ownership in the Lion Brewery and other real estate of much value. In 1909 she married Prince Don Giovanni del Drago, of Rome.

Two important transactions in Central Fifth Avenue were reported last week. Herbert A. Sherman was the broker in one. Pease & Elliman the other. Mr. Sherman acted as trustee for the United States Trust Company as trustee for the estate of William C. Eastman the premises No. 19 West 55th street, a four story and basement dwelling house, on a lot 25x100.5 feet, for a little under \$700,000, at which the city assesses the property for taxation.

The new owner proposes to remodel the house for residential use. The sale indicates a front foot valuation of less than \$3,588, a considerable reduction from prices prevailing a few years ago.

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The house occupies a plot 27x100.5 feet.

The same brokers recently sold the stable No. 31 West 44th street, belonging to the Robinson estate, to a syndicate of members of the Harvard Club, who will turn it over to the club at the original figure, when the club decides to enlarge its quarters.

Herbert DuPuy increased last week his realty holdings in this city to about \$15,000,000 by the purchase through L. J. Phillips & Co. of the Adamston and Evanston apartment houses. Both structures are twelve stories high, their combined ground area being equal to about thirteen lots.

The Adamston is on a plot 150x124.5 feet, at the northwest corner of 89th street and Broadway, and the Evanston on a plot 100x125.5 feet, at the southeast corner of 90th street and West End Avenue.

Each house cost \$1,000,000 to build, according to the estimates filed with the plans.

The buildings were erected by the Eighty-nine-Ninety Company, of which George F. Johnson, sr., is president, and William H. Frame, secretary. They were completed last year on land bought from Robert E. Dowling, who had acquired the entire square block in 1909 from the Evans estate.

## SOME REAL ESTATE LAWS

## Interest of Husband and Wife in This State.

A synopsis of some of the laws of this state affecting title to real property is given in the Bulletin of the Real Estate Board of Brokers. It is as follows:

The joint earnings of husband and wife belong to the husband.

The husband may recover for services performed by him for his wife under agreement.

The wife is entitled to dower, i. e., the use for life of but one-third of the husband's real property.

The husband is entitled to custody in the wife's real property, i. e., the use of the whole for life, if child has been born.

The wife's real estate descends to the husband when she dies leaving no heirs of her blood.

A will executed by an unmarried woman is deemed revoked by her subsequent marriage.

A will executed by an unmarried man is not revoked by his subsequent marriage unless a child is born.

The father is the sole heir and next of kin of the child and entitled to all of the property of the child.

The mother inherits no part of the property of the child if the father be living, unless the property came to the child through her.

The guardianship of the property of the children belongs, first, to the father. If there be no father, then to the mother.

## CONTRACTS FOR FIFTH AVE. SITE.

John N. Golding announced yesterday that contracts had been signed for the sale of the Mrs. Emma Flower Taylor property, at Nos. 597 and 599 Fifth Avenue, to Herber's Sons. The publishers plan to erect a ten-story building on the site.

## A BUILDING FOR LIGHT.

The loft building at Nos. 23 and 21 East 23d street affords light on all sides. It is between Fourth Avenue and Broadway.

## THE FISCHER BUILDING.

The Fischer Building, at Nos. 30 and 32 East 21st street, between Fourth Avenue and Broadway, is a structure kept up to the highest standard.

## FULTON ST. LEASE COMPLETED.

John N. Golding reports that the transaction for the leasing of the property at No. 168 and 170 Fulton street by the West-

ern Union Telegraph Company has been completed. The parcel is owned by the Duchess de Duno. On the site the telegraph company is to erect an annex to its proposed new building.

At Nos. 137 to 141 Madison Avenue is a new twelve-story loft building equipped with sprinkler system, fire alarm service and many other attractions.

SPACE TO SUIT TENANTS.

An attractive loft and office structure is the Fifth National Bank Building at the northwest corner of 34th street and Lexington Avenue. Space will be divided to suit tenants. It is within a short block of the subway station.

NEW IRVING PLACE BUILDING.

A fine loft building has just been completed at the southwest corner of Irving place and 16th street. Good light can be had on all sides. The structure has four elevators and is equipped with sprinklers.

BUILDING NEAR SUBWAY STATION.

A convenient building within thirty feet of the subway station is at No. 33 East 23d street. Large floor space besides some small offices can be had.

FINE DWELLING HOUSE SOLD.

David H. Hyman has sold No. 48 West 86th street, a five story American basement dwelling house, 35 feet by one-half block. The buyer will occupy it. It was the last remaining unsold of a row built by Sonn Brothers.

Two West Side Apartment Houses Sold Last Week.

They were bought by Herbert Du Puy, through L. J. Phillips & Co.

The Adamston, at Northwest Corner of 89th Street and Broadway.

The Evanston, at Southeast Corner of 90th Street and West End Avenue.

Many Brooklyn Plans.

Flathouses Replacing Sombre Rows of Old Buildings.

GOOD VOLUME OF SALES.

Drift to Home and Retail Trade Districts Principal Feature of This Year.

Comparative Tables.

The volume of trading in the Brooklyn market is considerably larger than it was in the first two months of last year. Increases in every sphere of the realty business of the borough are plainly noticeable, the most pleasing improvement being in the speculative building lines.

Helioons of the old year have almost been forgotten. Attention is so directed to the present drift of realty affairs that there is now little talk about the value of river, bay and ocean frontages, and the big plans being carried out for bettering the storage and shipping facilities of the borough are overshadowed by the expansion of the home and business centres.

Buyers are numerous in nearly every section, and the number of transactions near the \$50,000 mark is far from being small.

The most pressing demand of the times appears to be the enlargement of the flat-house sections on a more elaborate scale than ever before attempted. The medium priced flat-house districts in Manhattan are too densely populated, and this congestion is intolerable to hundreds of families. And the rentals for Manhattan flats of the old

type are soaring at a rapid rate, not because there are more families to provide accommodations for, but because retail and wholesale business invasions have lessened the area on which flat-houses for the masses can be strongly and profitably built.

Brooklyn is a most inviting field in which to erect big flat-house centres, where many more conveniences can be had at a much lower price than in old New York. It is quickly changing its building lines in order to meet its share of this demand.

For years the majority of builders there were busiest putting up block fronts of little private dwelling houses for one or two families. Often it seemed as if the uppermost thought of the construction men was just to add some more thousands of dwelling houses to the many miles of streets lined on both sides with such houses, with no desire apparently of having the structures picturesque built.

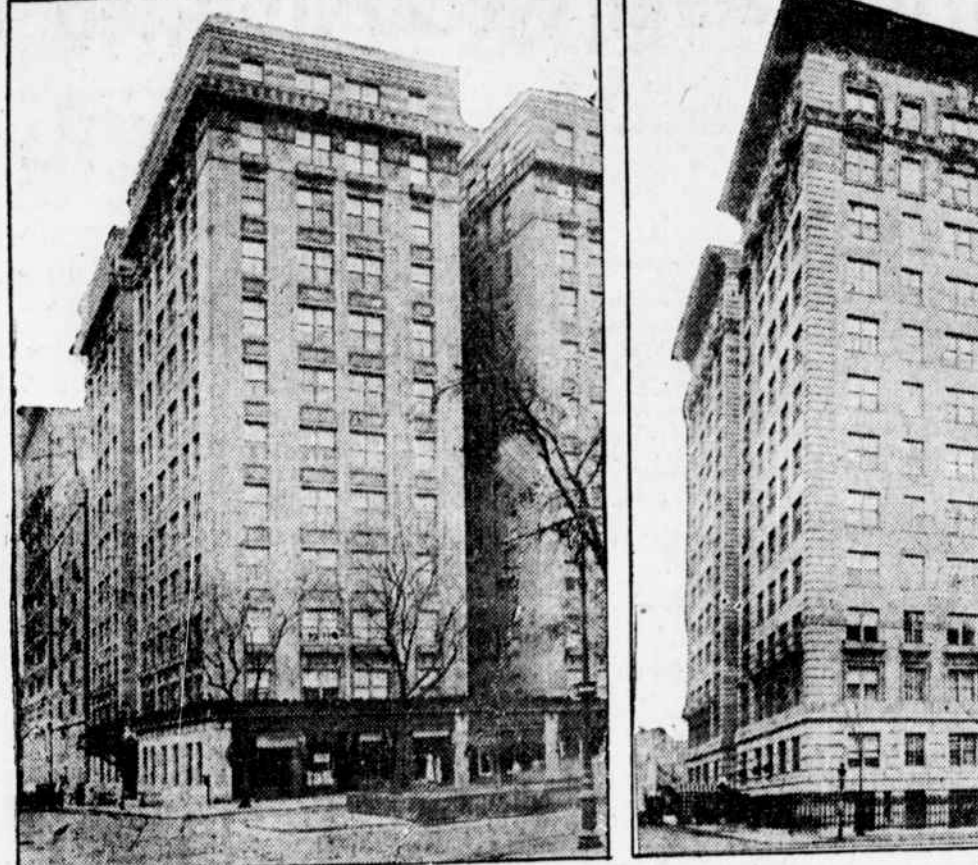
There is a similarity in the architecture of most of the small dwelling house districts that detracts from the natural beauty of the localities. But this defective building feature is not as irritating as it was, because builders are paying as much attention nowadays to the outdoor charms of their building creations as to the indoor charms.

In block fronts in the old home ballistics which are in the path of building progress there is a larger variety of structural forms, and there is such an array of brilliant colors that the street is not enshrouded in a funeral garb, like the familiar brown-stone block fronts, and, therefore, looks inviting at all seasons of the year.

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ence of most buyers now prominent in the market is for investment parcels.

The Realty Associates recently sold the two four story office buildings Nos. 176 and 178 Remsen street to the Brooklyn Gas Company, which also owns an adjoining plot and now has a site 100x100 feet, on which it will probably erect a tall office building.

William Reisman lately found buyers for many parcels in the southern Bedford district. He sold for Margaret Lynch a four story double apartment house on a plot 22x95 feet, on the western side of Bedford Avenue, near St. John's Place, to Charles Goldenberg, of Manhattan. He also sold for Emerd Kumpwald, of Kings-ton, N. Y., to William Raye, a four story apartment house on the western side of Bedford Avenue, 32.5 feet north of Lincoln Place. In exchange the buyer gave a four story double apartment house on the southern side of St. John's Place, between Troy and Schenectady Avenues. He also disposed of for M. Lawlor and another person, of Newburg, N. Y., the three four story double brick buildings, each on a lot 25x100 feet, on the south side of Myrtle Avenue, 250 feet east of Nostrand Avenue.

The three and one-half story dwelling house No. 127 Jamaica street, between Clinton and Henry streets, on a lot 25x107.25 feet, changed hands for about \$55,000. It was owned by Mrs. Lilla Brown.

One of the most important transactions in the eastern St. Mark's Avenue zone was the sale by St. Albert, of Platt & Albert, to the Worth Patterson Construction Company of the plot, 80x127 feet, at the northeast side of St. Mark's Avenue, 183 feet east of Hopkinson Avenue, Brooklyn. The construction company will build on the site three high class four story apartment houses.

In the upper Fulton street district the Colonial Holding Company recently sold the six story apartment houses Nos. 7 to 17 Glendale Place, 176x109x169 regular. In part payment the buyer gave four hundred lots at Egg Harbor, N. J. The value of the properties is about \$90,000.

Thomas A. Clark bought for about \$125,000 the entire block bounded by Halsey and Macon streets, Saratoga Avenue and Broadway. On part of the site a theatre, it is said, will be erected.

The row of four four story double apartment houses No. 42 to 431 Sterling Place, which recently was sold, is assessed at \$100,000.

THE PRIVATE SALES MARKET

Several Fine Dwelling Houses Among the Transactions Announced.

Among the properties sold in the private sales market yesterday were several fine dwelling houses. The transactions reported follow:

MANHATTAN.

71ST STREET—Earle & Calhoun have sold for Mrs. Alice Abelle Robinson the private dwelling house No. 222 West 71st street, on a lot 18x100 feet, to a client for occupancy.

174TH STREET—The Monahan Realty Investing Corporation has sold for the Eastman Holding Company the two five story apartment houses at Nos. 604-610 West 174th street, on lot 100x100 feet. The houses are located between St. Nicholas and Wadsworth Avenues and were sold at \$150,000.

CRANFORD STREET—Fisher & Irving L. Lewitine have sold No. 349 Canal street, south-west corner of Church street, a five story building, on lot 25x54.5 feet irregular. The property was sold at \$55,000.

101ST STREET—Gibbs & Kirby have sold for Mrs. B. B. Quackenbush No. 244 West 101st street, a five story flat house, on lot 25x100.11 feet, adjoining the southeast corner of West End Avenue. The corner is to be improved by Julius Tishman with a twelve story apartment house.

PARK AVENUE—The properties Nos. 1022 and 1024 Park Avenue, two four story dwelling houses, on plot 40x70 feet, adjoining the northwest corner of 82nd street, which have been held at \$70,000, have been sold by Amos R. E. Pinchot.

53D STREET—The property No. 121 East 53d street, has been acquired by the No. 118 East Fifty-fourth Street Company, to protect the apartment house, which the company is now erecting at the south side of 54th street, just east of Park Avenue. The purchase was made through Moore & Wyckoff from Fanny Schlesinger.

WASHINGTON AVENUE—David Kraus has sold for a client the six story apartment house Nos. 1316 and 1318 Washington Avenue, on plot 25x100 feet. It has been held at \$70,000.

HUGHES AVENUE—Alfred Olenick has sold for the Meekhan Construction Company the plot 75x100 feet on the west side of Hughes Avenue, 200 feet south of 183rd street, to a builder for improvement.

147TH STREET—J. H. Frankenstein has sold for the Farmers' Loan and Trust Company, as trustee, to H. P. Boehringer No. 344 East 147th street, a three story dwelling house, on lot 16x100 feet.

MUNICIPAL DISEASES.

Dr. Howard S. Anders, of Philadelphia, has paid much attention to what he calls "municipal diseases," and shows that street dust is an active element in the propagation of disease; that it is a pernicious and persistent menace to the public health because of the irritating and infective matter that it carries—animal and vegetable—which seethes with rotteness and in dry weather is blown into houses, houses, clothing, by gusty winds or set astir in noxious, stifling clouds by automobiles and street cars. Along with this come the dust borne diseases—catarrhal, tubercular, bronchial, influenza, rheumatic and catarrhes. He notes that most of the so-called colds are dust infections got in places where people congregate and traffic circulates freely. The writer does not advocate the abolition of the machines that set the dust whirling to be conveyed into houses, but favors the dustless operation of automobile vacuum street cleaners—Indianapolis News.

BEER AND SUPERSTITIONS.

Some curious superstitions gathered round even so eminently practical a thing as beer. In Scotland it used to be the custom to throw a handful of salt and a little dry malt into the mash to keep the witches from it; and the cautious housewife, in houses where they brewed their own beer, used